

Before the Board of Zoning Adjustment, D. C.

Application No. 11548, of Louise O. Pinckernell, pursuant to Section 8207.11 of the Zoning Regulations, for a variance to permit a structural alteration to an existing garage building as provided by Section 7106.12 at premise 2516 Q Street, N. W., Lot 857, Square 1264.

HEARING DATE: January 16, 1974

EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. The present zoning of the site is R-5-B.
2. The building was originally designed and built as a parking garage for a hotel in the Georgetown area. An occupancy permit was issued in 1953 for use as a public garage. C&P Telephone Company, has occupied the premises for the past 20 years for servicing its customers in the Georgetown area. No change in use is proposed.
3. The purpose of the structural changes is to improve spacing and working conditions for employees.
4. The improvements would consist of upgrading the bathrooms, providing a check-in room for drivers, providing rooms for security storage, telephone materials and open storage. These changes are on the first floor. On the second floor or mezzanine level, office space would be upgraded.
5. Vehicles would park along the perimeter walls of the building, with access from "Q" Street, and along the side of the Building.
6. Exterior changes to the building would consist of removing the overhead garage door and place glass and paneling at the main entrance of the building. A 12 inch sign will be located beside the main entrance of the building. A gasoline pump located inside the building would be moved outside. A small canopy for shelter would be provided.

7. Existing windows on the front, side and rear of the building will be replaced with concrete masonry block. The exterior of the building is brick.

8. The fine Arts Commission has approved the plans for the proposed structural alterations. They did recommend that the Sheridan sign now existing be replaced with a smaller one.

9. No repairs of vehicles or telephones is done on the premises. Forty-two employees are involved in this operation, thirty-five of whom are drivers. Two employees remain in the building all day. The other five employees are supervisors, report to work in the morning and go out with the drivers.

10. Employees park on two lots on East Place, which holds 30 vehicles. There are also 10 spaces in front of the building and spaces are available in the rear alley. In all the site can accommodate approximately 38 vehicles.

11. Opposition complained of employees parking on the street in the early morning hours and during the day.

12. Applicant's basis for hardship is the hazardous situation under which employees must work. They have been advised by their insurance companies to correct the situation.

CONCLUSIONS OF LAW:

The Board is of the opinion that applicant has proved a hardship. The site was originally used as a parking garage and not for this type of operation. The existence of indoor gasoline pumps forces applicant's employees to work under dangerous and hazardous conditions which is a circumstance peculiar to the owner of the subject property and the property itself.

Further, we hold that the requested relief can be granted without detriment to the public.

ORDERED:

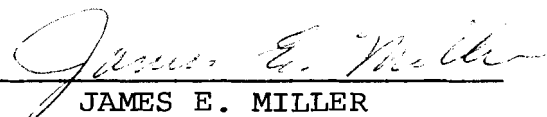
That the above application be GRANTED with the following conditions:

1. Employee and company vehicles shall park on the site in accordance with the parking plans approved by this Board, dated February 22, 1974 and labeled as "ADDED PARKING INFO"
2. All parking spaces shall be marked and employees notified.
3. The gas pump will be allowed outside.
4. All existing windows to be closed-in shall be brick of a color matching that of the building.

VOTE: 3-0 (Lilla Burt Cummings abstaining, Mr. Harps not present)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: APR 17 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE **EFFECTIVE** DATE OF THIS ORDER.